

Stone, period property of 130m2, 3 bedrooms in a village, 11 hectares of land, barns, terrace & views



INFORMATION

Town:	Auriac-du-Périgord
Department:	Dordogne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	110000 m2



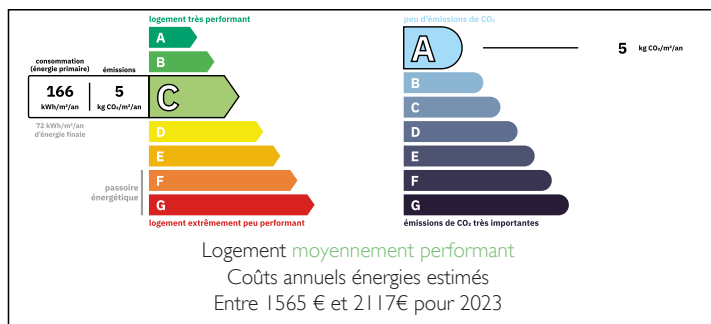
IN BRIEF

A three bedroomed house in stone full of period features. Enter into an open plan sitting, dining, kitchen area (45m2) through french doors. There is a period fireplace with a log burner. There is a cellier off the kitchen (6m2) and a balcony with great views (7m2).

A wooden staircase leads up to the first floor where you find a second sitting room and large stone fireplace (30m2). There is a separate wc (2.25m2) and an ensuite bedroom (13m2) with shower room, sink and toilet (13m2). Another wooden staircase leads to the second floor with 2 more bedrooms of 11m2 and 9m2 in the eves and a bathroom with toilet (3m2).

Outside there is a barn of 130m2, a small barn in the garden of 19m2 a terrace half covered with an outdoor kitchen and countryside views of...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A three bedroomed, Perigourdine house (130m²) in stone full of period features. Enter into an open plan sitting, dining, kitchen (45m²) through french doors. There is a period fireplace with a log burner. Off the open plan kitchen of 6m² you find a balcony (7m²) with great countryside views and a pantry/laundry area 6m².

A wooden staircase leads up to the first floor where you find a second sitting room, currently used as a library and large stone fireplace 30m². There is a separate wc 2.25m² and an ensuite bedroom 13m² with shower room, sink and toilet 13m². Another wooden staircase leads to the second floor with 2 more bedrooms 11m² and 9m² in the eves and a bathroom with toilet 3m².

Outside, facing the house there is a barn of 130m², which could be converted. There is also a small barn in the garden of 19m² and a terrace half covered with an outdoor kitchen and countryside views 63m². There is a garage for 2 cars with a wine cellar 68m² and a well. Heating is via heat exchange pump and the wood burner plus the house is double glazed.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES